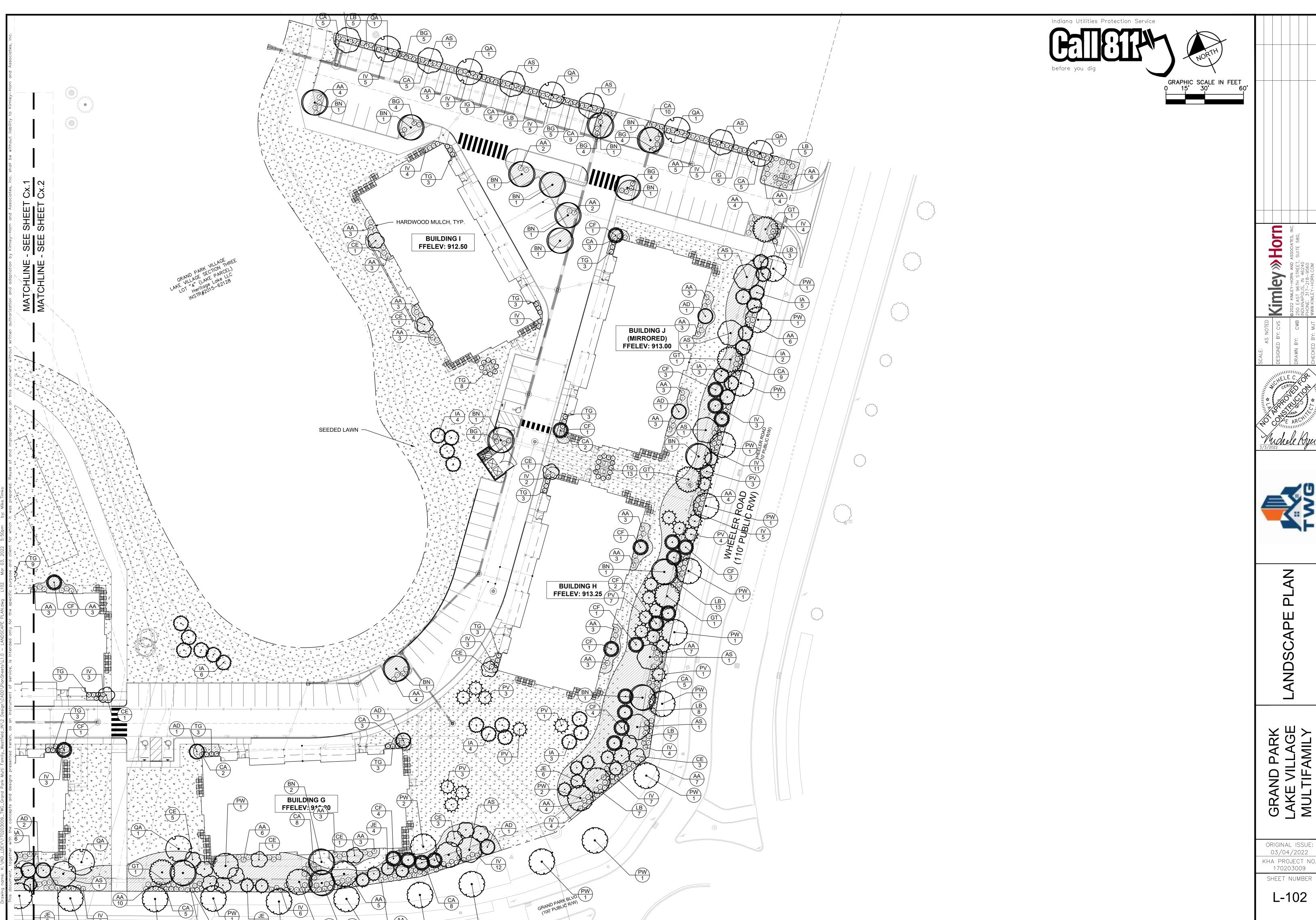


GRAND PARK LAKE VILLAGE MULTIFAMILY

ORIGINAL ISSUE: 03/04/2022 KHA PROJECT NO. 170203009





PLAN

GRAND PARK LAKE VILLAGE MULTIFAMILY

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L-102

LANDSCAPE NOTES

- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- 5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- 7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- 8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

- 9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- 10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- 11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- 12. WEED FABRIC SHALL BE APPLIED UNDER MULCH.
- 13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT FMULSION
- 14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES.
- 16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

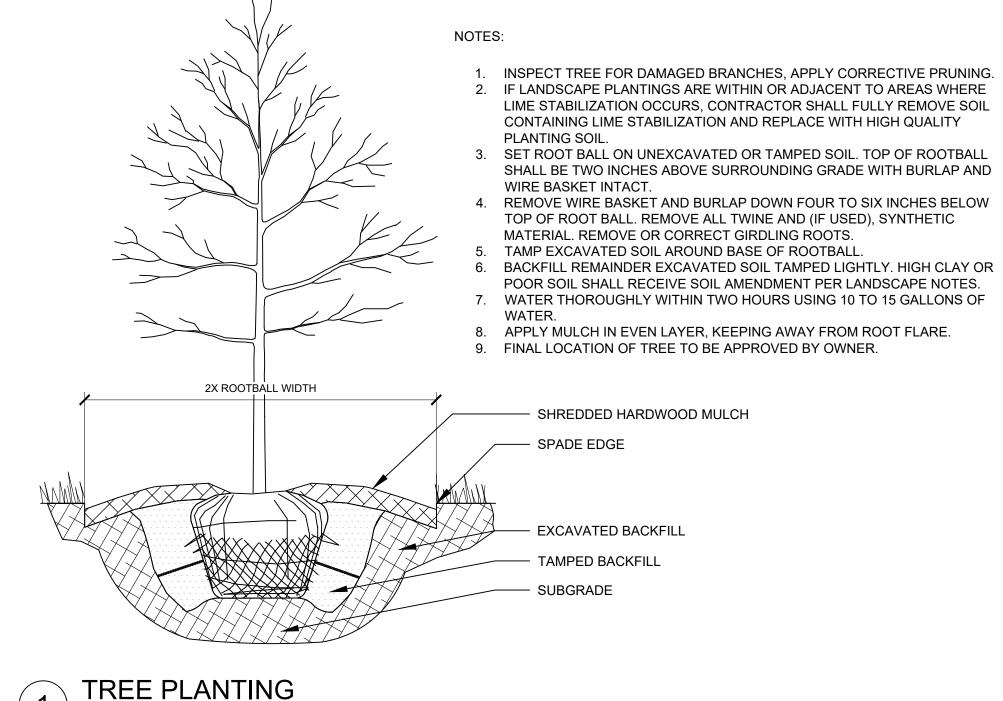
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

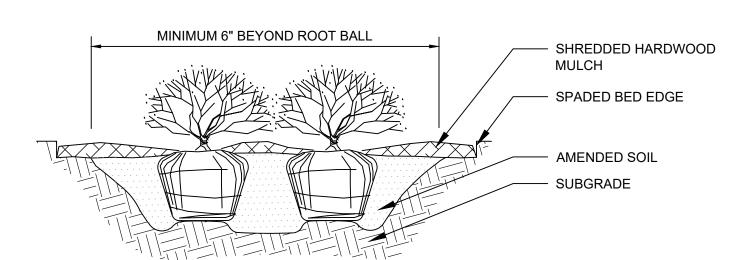
- 17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- 18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

		RESPO	
	ORDINANCE CHART		
ZONING: MULTIFAMILY			
REQUIREMENT	REQUIRED	PROVIDED	
STREET TREES	1		
• 1 Shade tree per 50' LF of street frontage	• Wheerler Rd: 1,561 LF / 50 = 31 Trees	• 31 Trees	
PARKING LOT PERIMETER			
 A minimum of one (1) tree per thirty (30) LF of Parking area length A minimum of one (1) shrub per three (3) feet of Parking Area length 	 Northwest: 313/30 = 10 trees, 104 shrubs South: 114/30 = 4 trees, 38 shrubs West end: 128/30=4 trees, 43 shrubs 	 Northwest: 10 trees, 104 shrubs South: 4 trees, 38 shrubs West end: 4 trees, 43 shrubs 	
PARKING LOT INTERIOR	1		
 Parking Area Landscaping: 10% Parking Area islands shall include at least 1 treeand 4 shrubs per island 	 31 x 1 = 31 trees 31 x 4 = 124 shrubs 	•124 shrubs, 31 trees	
FOUNDATION PLANTINGS	1		
 1 shrub or ornamental tree per 12 LF Intermitten Planting every 40 LF against expanses over 80 LF 	 Buildings A-J: -155 LF / 12 = 13 ornamental trees or shrubs -Back: Intermitten planting every 40 LF Building K: -Front: 57 LF / 12 = 5 ornamental trees or shrubs -Back: Intermitten planting every 40 LF 	 Buildings A-J: 36 Ornamental trees, 207 shrubs Building K: 1 Ornamental trees, 10 shrubs 	
EXTERNAL STREET FRONTAGE			
• 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 LF of property abutting external street	 1,522 LF / 100 = 15.22 x 4 = 61 evergreen trees 1,522 LF / 100 = 15.22 x 3 = 45 Shade trees 1,522 LF / 100 = 15.22 x 3 = 45 Ornamental trees 1,522 LF / 100 = 15.22 x 25 = 381 Shrubs 	 61 Evergreen trees 45 shade trees 45 Ornamental Trees 381 shrubs 	
MECHANICAL SCREENING		ı	
All ground mounted mechanical equipemnt must be screened from view	All ground mounted mechanical equipemnt must be screened from view	• 70 Shrubs	

PLANT SCH	EDU	LE				
DECIDUOUS TREES AS	<u>QTY</u> 18	BOTANICAL NAME ACER SACCHARUM	COMMON NAME SUGAR MAPLE	CONT B & B	<u>CAL</u> 2" CAL MIN	HT 8` HT MIN
BN	25	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		8` HT MIN
GT	40	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL MIN	8` HT MIN
PW	41	PRUNUS SEROTINA	BLACK CHERRY	B & B	2" CAL MIN	8` HT MIN
QA	11	QUERCUS ALBA	WHITE OAK	B & B	2" CAL MIN	8` HT MIN
EVERGREEN TREES IA	<u>QTY</u> 38	BOTANICAL NAME ILEX OPACA	COMMON NAME AMERICAN HOLLY	CONT B & B	CAL	HT 6` HT MIN
JE	34	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B		6` HT MIN
PV	47	PINUS VIRGINIANA	VIRGINIA PINE	B & B		6` HT MIN
ORNAMENTAL TREES AD	<u>QTY</u> 18	BOTANICAL NAME AMELANCHIER ARBOREA	COMMON NAME DOWNY SERVICEBERRY	CONT B & B	<u>CAL</u> 2" CAL MIN	<u>HT</u>
CE	29	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL MIN	
CF	35	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	2" CAL MIN	
DECIDUOUS SHRUBS AA	<u>QTY</u> 306	BOTANICAL NAME ARONIA MELANOCARPA 'AUTUMN MAGIC'	COMMON NAME AUTUMN MAGIC BLACK CHOKEBERRY	CONT 	SPACING EXISTING	<u>SIZE</u> 18" HT MIN
CA	144	CEANOTHUS AMERICANUS	NEW JERSEY TEA		SEE PLAN	18" HT MIN
IV	159	ITEA VIRGINICA	VIRGINIA SWEETSPIRE		SEE PLAN	18" HT MIN
LB	130	LINDERA BENZOIN	SPICEBUSH		SEE PLAN	18" HT MIN
EVERGREEN SHRUBS BG	<u>QTY</u> 99	BOTANICAL NAME BUXUS X 'GREEN GEM'	COMMON NAME GREEN GEM BOXWOOD	CONT	SPACING SEE PLAN	<u>SIZE</u> 18" HT MIN
IG	23	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTER JAPANESE HOLLY		SEE PLAN	18" HT MIN
TG	116	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE		SEE PLAN	18" HT MIN







NOTES:

- 1. APPLY CORRECTIVE PRUNING.
- SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- 4. REMOVE OR CORRECT GIRDLING ROOTS.
- 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN
- 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS

EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

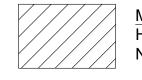
2 SHRUB PLANTING

SEEDING LEGEND

PERMANENT SEEDING

AMERITURF FRONTRUNNER BLEND TALL
FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
(8LBS/1000 SQFT)

MULCHING LEGEND



HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

CWB Z50 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 PHONE: 317-218-9560

MJT WWW.KIMLEY-HORN.COM

SCALE

SC



ANDSCAPE DETAILS

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